



W3327166

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600

Salt Lake City, Utah 84101

Telephone No. (801) 531-7870

Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)

Trustee No. 67152-96F

Parcel No. 05-138-0051

E# 3327166 PG 1 OF 2

Leann H. Kilts, WEBER COUNTY RECORDER

29-May-24 0148 PM

FEE \$40.00 DEP LC

REC FOR: SCALLEY READING BATES HANSEN & RASMUSSEN

ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust to Secure Home Equity Line of Credit Agreement executed by Karlee Hill, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on August 31, 2022, and recorded as Entry No. 3253056, Records of Weber County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the October 31, 2023 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 29 day of May, 2024.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29 day of May, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

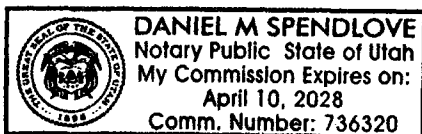

NOTARY PUBLIC

EXHIBIT "A"

PART OF LOT 42, AMENDED PLAT OF CHIMES VIEW ACRES, SOUTH OGDEN CITY WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT, 68.99 FEET SOUTH 89°45' EAST FROM THE SOUTHWEST CORNER OF SAID LOT 42; RUNNING THENCE TO THE RIGHT ALONG THE ARC OF A 175 FOOT RADIUS CURVE 38.69 FEET THE LONG CHORD OF SAID CURVE BEARING NORTH 32°01' EAST 38.61 FEET; THENCE NORTH 38°21' EAST 76.31 FEET THENCE SOUTH 68°15' EAST 68.30 FEET THENCE NORTH 38°21' EAST 3.60 FEET THENCE SOUTH 71°06' EAST 17.74 FEET; THENCE SOUTH 0°15' WEST 65 FEET TO THE SOUTH LINE OF SAID LOT 42; THENCE NORTH 89°45' WEST 150 FEET TO THE POINT OF BEGINNING.